

2020 PROJECT PROPOSAL CHECKLIST
2021-23 Biennium Four-year Higher Education Scoring Process

INSTITUTION	CAMPUS LOCATION
380 - Western Washington University	Bellingham
PROJECT TITLE	FPMT UNIQUE FACILITY ID # (OR NA)
Coast Salish Longhouse	Click or tap here to enter text.
PROJECT CATEGORY	PROJECT SUBCATEGORY
Growth	Standalone
PROPOSAL IS	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
<input checked="" type="checkbox"/> New proposal <input type="checkbox"/> Resubmittal to be scored (more than 2 biennia old or significantly changed)	<input type="checkbox"/> Resubmittal from 2017-19 biennium <input type="checkbox"/> Resubmittal from 2019-21 biennium
CONTACT	PHONE NUMBER
Brian A. Ross	W: 360-650-6539; C: 559-270-4928

PROPOSAL CONTENT

- Project Proposal Checklist: this form; one for each proposal
- Project Proposal Form: Specific to category/subcategory (10-page limit)
- Appendices: templates, forms, exhibits and supporting/supplemental documentation for scoring.

INSTITUTIONAL PRIORITY

- Institutional Priority Form. Sent separately (not in this packet) to: [Darrell Jennings](#).

Check the corresponding boxes below if the proposed project meets the minimum threshold or if the item listed is provided in the proposal submittal.

MINIMUM THRESHOLDS

- Project is not an exclusive enterprise function such as a bookstore, dormitory or contract food service.
- Project meets LEED Silver Standard requirements.
- Institution has a greenhouse gas emissions reduction policy in place in accordance with RCW 70.235.070 and vehicle emissions reduction policy in place per RCW 47.01.440 or RCW 43.160.020 as applicable.
- Design proposals: A complete predesign study was submitted to OFM by July 1, 2020.
- Growth proposals: Based on solid enrollment projections and is more cost-effectively providing enrollment access than alternatives such as university centers and distance learning.
- Renovation proposals: Project should cost between 60 – 80% of current replacement value and extend the useful life of the facility by at least 25 years.
- Acquisition proposals: Land acquisition is not related to a current facility funding request.
- Infrastructure proposals: Project is not a facility repair project.
- Stand-alone, infrastructure and acquisition proposals: is a single project requesting funds for one biennium.

2020 PROJECT PROPOSAL CHECKLIST
2021-23 Biennium Four-year Higher Education Scoring Process

REQUIRED APPENDICES

- Capital Project Report CBS 002
- Project cost estimate:
 - CBS 003 for projects between \$2 million and \$5 million
 - Excel C-100 for projects greater than \$5 million
- Degree Totals and Targets template to indicate the number of Bachelors, High Demand and Advanced degrees expected to be awarded in 2021. (Required for Overarching Criteria scoring criteria for Major Growth, Renovation, Replacement and Research proposals).
- Availability of Space/Campus Utilization template for the campus where the project is located. (Required for all categories/subcategories except Infrastructure and Acquisition proposals).
- Assignable Square Feet template to indicate program-related space allocation. (Required for Growth, Renovation and Replacement proposals, all categories/subcategories).

OPTIONAL APPENDICES

Attach supplemental and supporting project documentation, *limit to materials directly related to and needed for the evaluation criteria*, such as:

- Degree and enrollment growth projections
- Selected excerpts from institutional plans
- Data on instructional and/or research space utilization
- Additional documentation for selected cost comparables (acquisition)
- Selected materials on facility conditions
- Selected materials on code compliance
- Tables supporting calculation of program space allocations, weighted average facility age, etc.
- Evidence of consistency of proposed research projects with state, regional, or local economic development plans
- Evidence of availability of non-state matching funds
- Selected documentation of prior facility failures, high cost maintenance, and/or system unreliability for infrastructure projects
- Documentation of professional assessment of costs for land acquisition, land cleanup, and infrastructure projects
- Selected documentation of engineering studies, site survey and recommendations, or opinion letters for infrastructure and land cleanup projects
- Other: Rendered drawing and Draft Program

I certify that the above checked items indicate either that the proposed project meets the minimum thresholds or the corresponding items have been included in this submittal.

Name: Brian A. Ross Title: Assistant Director, Capital Budget

Signature: Brian A. Ross Date: 8.3.2020

INSTITUTION	CAMPUS
Western Washington University	Bellingham
PROJECT TITLE	
Coast Salish Longhouse	

SUMMARY NARRATIVE

- **Problem statement**

Western Washington University’s (Western) Bellingham campus is located within the ancestral homelands of the Coast Salish Peoples, who have lived throughout the Salish Sea basin and Cascade Mountains watersheds from time immemorial. Specifically, Western’s Bellingham campus occupies traditional Lhaq’temish (people of the sea) Lummi territory. However, Western does not have a cultural gathering place for Native students. This has lessened Western’s ability to: retain and recruit native students, faculty, and staff; improve outreach with the local community; and celebrate and educate on native cultures and traditions. While American Indians and Alaska Natives comprise 3.4% of the population in Whatcom County, in Fall 2019, American Indian and Alaska Native students comprised only 1.9% of Western’s student body. In response to some of these challenges, Western has created the Tribal Relations Department, which is committed to:

- Pursuing justice and equity in its policies, practices and impacts for advancing a deeper understanding and appreciation for the sense of place
- Pursuing the academic, personal and professional success of its Indigenous students, faculty and staff.
- Building and sustaining beneficial working relationships with the Coast Salish people and expanding Western’s strength in academia to serve the current and future needs of tribal communities

While the Tribal Relations Department has been very successful in their mission and outreach, not having a cultural center for meetings, workshops, educational seminars, and cultural gatherings has hindered their ability to fulfill their mission.

- **Project Description**

In partnership and close collaboration with Coast Salish tribal nations and the Western Native American Student Union, Western seeks to build a traditional Coast Salish style longhouse in honor of the historic importance of place that it occupies and in acknowledgement of the University’s responsibility to promote educational opportunities for Native students.

The longhouse will include a gathering hall that will support educational, community, and cultural functions, a teaching/warming kitchen, student lounges and other support services. The outdoor spaces will include gathering areas, cooking space, and educational gardens with native plantings that may be used in teaching indigenous science, art, and medicine. The Coast Salish longhouse will reflect traditional Coast Salish architecture and design and will serve as a gathering and ceremonial space for native students as well as Coast Salish tribal nations throughout the Salish Sea region. The longhouse will be located in an existing open meadow on the edge of the Sehome Hill Arboretum, which is adjacent to the campus and jointly managed by the University and the City of Bellingham. See Appendix B for a full-sized rendered drawing and Appendix C for a Building Program of the Coast Salish longhouse.



Figure 1: Architect's rendering of the Coast Salish Longhouse

Western's proposed longhouse will stand as a landmark for Native people, validating Western's commitment to addressing diversity, equity and inclusion.

- **History of the project or facility**

The vision for a Coast Salish longhouse on Western's campus originated from the Native American Student Union (NASU) and is the result of decades of dialogue among students, faculty and campus administrators, as Native students and faculty sought ways for the University to address current and historical issues faced by American Indian students on Western's campus. The longhouse proposal has gained momentum in recent years with the establishment of Western's Office of Tribal Relations.

The Tribal Liaison established an advisory committee consisting of Native students, faculty and staff for consulting purposes. The Tribal Liaison has used the NASU letter, dated May 16, 2016 (link below), as a strategic plan for the department to address five historical issues faced by Native American students on Western's campus. One of the requests enumerated in the letter was to build a traditional Coast Salish longhouse on campus to support Native American/First Nations students. The construction of a longhouse has been a lingering discussion among the current and past students, faculty and staff. This discussion was brought to the Lummi Indian Business Council several years ago, and the Lummi Tribe is in full support of this project.

Currently, Western is the only university along the I-5 corridor in the Pacific Northwest region that doesn't have a longhouse. The closest academic longhouse to Western is at the University of British Columbia.

- **University programs addressed or encompassed by the project**

The primary purpose of a longhouse on the Western campus is to increase representation of Native students and enhance their recruitment, retention and graduation. The Coast Salish longhouse at Western will support American Indian/Alaska Native and First Nation students in academics by providing a dedicated space on the university campus for students to gather, build community and support each other. An identity-

conscious facility will have a powerful impact on the recruitment and retention of Native students, but more importantly will promote cultural sovereignty and a sense of place for Native students, faculty, staff, and tribal communities. The longhouse will also enhance through action Western's land acknowledgement statement for the campus and tribal communities who serve Native students.

The proposed longhouse on Western's campus will also serve as a house of healing, and educational center to promote cultural exchange and supportive understanding for the communities served by the university. The Coast Salish people have long understood the importance of collective healing in response to shared historical trauma, as well as holding the power of traditional and cultural practices in order to overcome hardship. By acknowledging the past trauma and suffering of Indigenous people and all ethnic groups, as well as the current grief and suffering caused by the global pandemic and ensuing economic crisis, the proposed Coast Salish longhouse House of Healing will benefit the recovery process for all people who have suffered and continue on a road of recovery.

GENERAL CATEGORY SCORING CRITERIA

1. Describe how the project promotes access for underserved regions and place-bound adults through distance learning and/or university centers

- A. **The Coast Salish longhouse will support distance learning by integrating technology into the learning spaces to allow classes and events taking place on Western's Bellingham campus to be available in real-time to off-site, including those place-bound students attending Western's university center locations in Everett, Poulsbo, Bremerton and Port Angeles.** At least 50 percent of activities in the longhouse will be available to place-bound students attending Western's university center locations and a significant portion of events and activities in the longhouse will also be broadcast online. This facility will also provide Western the opportunity to attract Alaska Native and First Nation students and engage with other Indigenous communities. This academic learning modality will enable main campus and extended campuses to interact and learn in a place-based educational environment.
- B. **The Coast Salish longhouse will support the enrollment of many Native students who are either place-bound or are residents of underserved regions of the state. Research shows that native students, as well as students from other historically underserved backgrounds, are more likely to stay close to home when it comes to attending a college or university, or not enroll at all if no feasible options are available locally (Hurtado et al, 1997).** By establishing a longhouse on Western's campus, Western aims to provide a more welcoming and inclusive space that will attract Native students from the region.

2. Enrollment growth

- A. **Western expects this project will increase the enrollment of American Indian and Alaska Native students by at least 10 percent, representing a net increase of 30 new student enrollments (from 293 students to 323 students).** The key purpose of the proposed House of Healing Coast Salish longhouse at Western is to serve as a tool for the recruitment and retention of Native American students. The estimate is based on enrollment trends of Native American students at other institutions of higher education with longhouses located on campus, as well as consultation with tribal leaders in the northwest region of the state.
- B. **Western expects this project will increase enrollment in high-demand fields by 10 FTE per**

year, with the largest growth likely to occur in biology, manufacturing engineering, computer science and kinesiology degree programs. Thirty-four percent of Western students enroll in a high demand degree program as defined by the OFM Dashboard. Therefore, a total enrollment increase of 30 students per academic year resulting from the construction of the House of Healing Coast Salish longhouse would yield approximately 10 additional FTE enrollments in high-demand fields per year.

Biology, manufacturing engineering, computer science and kinesiology are among the most popular majors of current Native students at Western, and the university anticipates these STEM/high-demand degree programs to be of particular interest to prospective Native students. Additionally, Western is well-positioned to support Native students wishing to pursue Science, Technology, Engineering and Mathematics (STEM) degree programs through its participation in the All Nations Louis Stokes Alliance for Minority Participation, a national initiative funded by the National Science Foundation, with the goal of increasing the number of Native American students successfully completing degrees in STEM fields.

3. Availability of space/utilization on campus

Utilization of classrooms and class labs remains high at Western, with overall classroom utilization at 23 hours per student station, and overall class laboratory use over the recommended 16 hours per student seat of officially recorded use.

The longhouse will be a teaching space in addition to providing space for cultural and community activities. The longhouse may be used as a classroom or a laboratory depending on the course objectives, and its cultural attributes will enhance the learning environment provided for Native students and others desiring to learn more about the Coastal Salish and other Native peoples. The addition of the flexible instructional space will reduce the pressure on classrooms or labs that would otherwise have hosted these class activities.

The primary use of the longhouse will be as collaborative space, where students and community members can gather, learn, and take part in ceremonial and other types of gatherings. In the Office of Financial Management 2019 Higher Education Facility Study, one of the key findings was “a statewide need for Library + Study Space, namely collaboration space that is decentralized throughout the college/campus supporting active learning pedagogies.” Beyond the statewide need for more collaboration space, the study’s analysis of current institutional conditions found Western particularly deficient in collaborative spaces. The longhouse will allow the institution to begin to address the shortage of collaborative space on campus, resulting in enhanced and more effective learning experiences for students and the surrounding community.

4. Efficiency of space allocation

- A. **The longhouse spaces will be used primarily for collaboration and therefore fall under the 412 Non-Library Study classification.**

FEPG Code	Space Allocation Type	# of Rooms	# of Stations	Proposed ASF/Station	FEPG Standard	Meets Standard
412	Non-Library Study (Collaborative)	5	200	35*	**	N/A

*Proposed ASF/Station is the value recommended for this category in the OFM 2019 Higher Education Facility Study on page 65.

** Non-Library Study does not have an established standard assigned square feet (ASF/Station) in the FEPG; the amount of study space needed is based on 15% of the institutional headcount with square feet for station that is appropriate to achieve the function.

- B. **The Project will have a relatively high building efficiency of 71.4%. The following is the space breakdown identified in the C100:**

1. Gross square feet (GSF) - 7,000
2. Usable square feet (USF) - 5,000
3. Building efficiency (USF divided GSF) - 71.4%

This project consists mostly of open-concept collaborative space. Circulation space is woven throughout the suite, lounge, and community lobby, resulting in a high percentage of usable space, where people can meet and work in both formal and informal spaces.

5. Reasonableness of cost

The escalated MACC/GSF identified in the C100 is 104% of estimate in the 2019 Higher Education Facilities Study (OFM’s expected cost standards). The following breakdown shows the cost of the MACC in the C100 compared to the 2019 Higher Education Facilities Study:

MACC/GSF PER 2019 HIGHER EDUCATION FACILITIES STUDY

Space Type	MACC/GSF by Category	Percentage of Building	TOTAL MACC/GSF
Collaborative Space	\$428	100%	\$428
		Sub-total (2019)	\$428
		Mid-Point Construction Escalation (February 2023)	x1.095
		Escalated MACC/GSF (2019 Study)	\$469

MACC/GSF PER C100

	C100 MACC/GSF
MACC/GSF	\$462
Escalated MACC/GSF (C100)	\$489
Over/(Under) – compared to 2019 Study	\$20

The slightly higher cost can be attributed to the project being on an undeveloped site that will require higher utility and site clearance costs than average collaborative-space projects of this size. Additionally, this project will include a kitchen, educational gardens, and well-developed outdoor gathering/ceremonial spaces that will add to the cost of the project.

The estimated costs of the project are based upon similar projects currently under construction, an evaluation of local general and sub-tier contractor availability and capability, current site conditions, and current costs for similar scope.

In 2017, Western adopted the Sustainability Action Plan, which, among other ambitious operational goals, charted a path for the institution’s built environment to achieve carbon neutrality by 2035, achieve LEED Gold certification on all major construction projects, maximize energy and resource efficiency, and minimize the impact on the global climate and environment.

As with the historic longhouses and other places of gathering built by the Coast Salish peoples, Western’s House of Healing will celebrate its connection to the land and ecosystem of the region. In that spirit, the project will seek to maximize the use of locally sourced materials and products in its construction and furnishings. The estimate also includes high efficiency mechanical systems and a high-performance envelope that will lower energy costs and the reduce the carbon footprint over the life of the building, together with Low Impact Development site design strategies.

6. Appendices: the following supporting documentation is included

- A. Office of Financial Management Reports (CBS002) Project Cost Summary/C100
- B. Coast Salish Longhouse Rendered Drawing
- C. Coast Salish Longhouse Building and Site Program (Draft)
- D. Availability of Space Table
- E. Program-related Space Allocation Assignable Square Feet Template

7. Supporting Link

- A. [NASU Letter, dated May 16, 2016](#)

Appendix A

Capital Project Request

2021-23 Biennium

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Version: SV 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/4/2020 10:58AM

Project Number: 30000912

Project Title: Coast Salish Longhouse

Description

Starting Fiscal Year: 2022

Project Class: Program

Agency Priority: 5

Project Summary

In partnership and close collaboration with Coast Salish tribal nations and the Western Native American Student Union, Western seeks to build a traditional Coast Salish style longhouse in honor of the historic importance of place that it occupies and in acknowledgement of the University's responsibility to promote educational opportunities for Native students. The longhouse will include a gathering hall that will support educational, community, and cultural functions, a teaching/warming kitchen, student lounges and other support services. The outdoor spaces will include gathering areas, cooking space, and educational gardens with native plantings that may be used in teaching indigenous science, art, and medicine. Funding for design and construction is requested in 2021-23.

Project Description

Western Washington University's (Western) Bellingham campus is located within the ancestral homelands of the Coast Salish Peoples, who have lived throughout the Salish Sea basin and Cascade Mountains watersheds from time immemorial. Specifically, Western's Bellingham campus occupies traditional Lhaq'temish (people of the sea) Lummi territory. However, Western does not have a cultural gathering place for Native students. This has lessened Western's ability to: retain and recruit native students, faculty, and staff; improve outreach with the local community; and celebrate and educate on native cultures and traditions. While American Indians and Alaska Natives comprise 3.4% of the population in Whatcom County, in Fall 2019, American Indian and Alaska Native students comprised only 1.9% of Western's student body. In response to some of these challenges, Western has created the Tribal Relations Department, which is committed to:

- Pursuing justice and equity in its policies, practices and impacts for advancing a deeper understanding and appreciation for the sense of place
- Pursuing the academic, personal and professional success of its Indigenous students, faculty and staff.
- Building and sustaining beneficial working relationships with the Coast Salish people and expanding Western's strength in academia to serve the current and future needs of tribal communities

While the Tribal Relations Department has been very successful in their mission and outreach, not having a cultural center for meetings, workshops, educational seminars, and cultural gatherings has hindered their ability to fulfill their mission.

Scope: In partnership and close collaboration with Coast Salish tribal nations and the Western Native American Student Union, Western seeks to build a traditional Coast Salish style longhouse in honor of the historic importance of place that it occupies and in acknowledgement of the University's responsibility to promote educational opportunities for Native students.

The longhouse will include a gathering hall that will support educational, community, and cultural functions, a teaching/warming kitchen, student lounges and other support services. The outdoor spaces will include gathering areas, cooking space, and educational gardens with native plantings that may be used in teaching indigenous science, art, and medicine. The Coast Salish longhouse will reflect traditional Coast Salish architecture and design and will serve as a gathering and ceremonial space for native students as well as Coast Salish tribal nations throughout the Salish Sea region. The longhouse will be located in an existing open meadow on the edge of the Sehome Hill Arboretum, which is adjacent to the campus and jointly managed by the University and the City of Bellingham.

History: The vision for a Coast Salish longhouse on Western's campus originated from the Native American Student Union (NASU) and is the result of decades of dialogue among students, faculty and campus administrators, as Native students and faculty sought ways for the University to address current and historical issues faced by American Indian students on Western's campus. The longhouse proposal has gained momentum in recent years with the establishment of Western's Office of Tribal Relations.

The Tribal Liaison established an advisory committee consisting of Native students, faculty and staff for consulting purposes. The Tribal Liaison has used the NASU letter, dated May 16, 2016, as a strategic plan for the department to address

Capital Project Request

2021-23 Biennium

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Version: SV 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/4/2020 10:58AM

Project Number: 30000912

Project Title: Coast Salish Longhouse

Description

five historical issues faced by Native American students on Western's campus. One of the requests enumerated in the letter was to build a traditional Coast Salish longhouse on campus to support Native American/First Nations students. The construction of a longhouse has been a lingering discussion among the current and past students, faculty and staff. This discussion was brought to the Lummi Indian Business Council several years ago, and the Lummi Tribe is in full support of this project.

Currently, Western is the only university along the I-5 corridor in the Pacific Northwest region that doesn't have a longhouse. The closest academic longhouse to Western is at the University of British Columbia.

Program/Purpose: The primary purpose of a longhouse on the Western campus is to increase representation of Native students and enhance their recruitment, retention and graduation. The Coast Salish longhouse at Western will support American Indian/Alaska Native and First Nation students in academics by providing a dedicated space on the university campus for students to gather, build community and support each other. An identity conscious facility will have a powerful impact on the recruitment and retention of Native students, but more importantly will promote cultural sovereignty and a sense of place for Native students, faculty, staff, and tribal communities. The longhouse will also enhance through action Western's land acknowledgement statement for the campus and tribal communities who serve Native students.

The proposed longhouse on Western's campus will also serve as a house of healing, and educational center to promote cultural exchange and supportive understanding for the communities served by the university. The Coast Salish people have long understood the importance of collective healing in response to shared historical trauma, as well as holding the power of traditional and cultural practices in order to overcome hardship. By acknowledging the past trauma and suffering of Indigenous people and all ethnic groups, as well as the current grief and suffering caused by the global pandemic and ensuing economic crisis, the proposed Coast Salish longhouse House of Healing will benefit the recovery process for all people who have suffered and continue on a road of recovery.

Design of the proposed Longhouse will commence in August 2021. Construction will be completed in June 2023.

Location

City: Bellingham

County: Whatcom

Legislative District: 040

Project Type

Intermediate

Growth Management impacts

None

New Facility: Yes

How does this fit in master plan

This project is not contrary to the Master Plan. The longhouse will be located in an existing open meadow on the edge of the Sehome Hill Arboretum, which is adjacent to the campus and jointly managed by the University and the City of Bellingham.

Funding

Acct Code	Account Title	Estimated Total	Expenditures		2021-23 Fiscal Period	
			Prior Biennium	Current Biennium	Reapprops	New Approps
057-1	State Bldg Constr-State	4,950,000				4,950,000

Capital Project Request

2021-23 Biennium

*

Version: SV 2021-23 Capital Budget Request

Report Number: CBS002

Date Run: 8/4/2020 10:58AM

Project Number: 30000912

Project Title: Coast Salish Longhouse

Funding

Total	4,950,000	0	0	0	4,950,000
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Future Fiscal Periods

	2023-25	2025-27	2027-29	2029-31
057-1 State Bldg Constr-State				
Total	0	0	0	0

Operating Impacts

Total one time start up and ongoing operating costs

Capital Project Request

2021-23 Biennium

*

<u>Parameter</u>	<u>Entered As</u>	<u>Interpreted As</u>
Biennium	2021-23	2021-23
Agency	380	380
Version	SV-A	SV-A
Project Classification	*	All Project Classifications
Capital Project Number	30000912	30000912
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Western Washington University	
Project Name	Longhouse	
OFM Project Number		

Contact Information

Name	Rick Benner, FAIA	
Phone Number	(360) 650-3550	
Email	rick.benner@wwu.edu	

Statistics

Gross Square Feet	7,000	MACC per Square Foot	\$462
Usable Square Feet	5,000	Escalated MACC per Square Foot	\$489
Space Efficiency	71.4%	A/E Fee Class	B
Construction Type	Other Sch. B Projects	A/E Fee Percentage	9.18%
Remodel	No	Projected Life of Asset (Years)	50

Additional Project Details

Alternative Public Works Project	No	Art Requirement Applies	Yes
Inflation Rate	2.38%	Higher Ed Institution	Yes
Sales Tax Rate %	8.70%	Location Used for Tax Rate	Bellingham
Contingency Rate	5%		
Base Month	July-20	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule

Predesign Start		Predesign End	
Design Start	August-21	Design End	May-22
Construction Start	June-22	Construction End	June-23
Construction Duration	12 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	\$4,688,634	Total Project Escalated	\$4,949,826
		Rounded Escalated Total	\$4,950,000

Cost Estimate Summary

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services

Predesign Services	\$0
A/E Basic Design Services	\$215,290
Extra Services	\$91,000
Other Services	\$172,724

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2020

Agency	Western Washington University		
Project Name	Longhouse		
OFM Project Number			
Design Services Contingency	\$23,951		
Consultant Services Subtotal	\$502,965	Consultant Services Subtotal Escalated	\$525,161

Construction			
Construction Contingencies	\$161,850	Construction Contingencies Escalated	\$171,319
Maximum Allowable Construction Cost (MACC)	\$3,237,000	Maximum Allowable Construction Cost (MACC) Escalated	\$3,422,918
Sales Tax	\$295,700	Sales Tax Escalated	\$312,699
Construction Subtotal	\$3,694,550	Construction Subtotal Escalated	\$3,906,936

Equipment			
Equipment	\$190,000		
Sales Tax	\$16,530		
Non-Taxable Items	\$0		
Equipment Subtotal	\$206,530	Equipment Subtotal Escalated	\$218,613

Artwork			
Artwork Subtotal	\$24,626	Artwork Subtotal Escalated	\$24,626

Agency Project Administration			
Agency Project Administration Subtotal	\$204,963		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$0		
Project Administration Subtotal	\$204,963	Project Administration Subtotal Escalated	\$216,954

Other Costs			
Other Costs Subtotal	\$55,000	Other Costs Subtotal Escalated	\$57,536

Project Cost Estimate			
Total Project	\$4,688,634	Total Project Escalated	\$4,949,826
		Rounded Escalated Total	\$4,950,000

Cost Estimate Details

Acquisition Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	\$0		NA	\$0	

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Cost Estimate Details

Consultant Services					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Pre-Schematic Design Services					
Programming/Site Analysis					
Environmental Analysis					
Predesign Study					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0258	\$0	Escalated to Design Start
2) Construction Documents					
A/E Basic Design Services	\$215,290				69% of A/E Basic Services
Other					
Insert Row Here					
Sub TOTAL	\$215,290		1.0349	\$222,804	Escalated to Mid-Design
3) Extra Services					
Civil Design (Above Basic Svcs)					
Geotechnical Investigation	\$5,000				
Commissioning					
Site Survey	\$5,000				
Testing	\$1,000				
LEED Services					
Voice/Data Consultant					
Value Engineering					
Constructability Review					
Environmental Mitigation (EIS)					
Landscape Consultant	\$10,000				
Estimating	\$20,000				
Acoustical Consultant	\$5,000				
Travel & per diem	\$25,000				
Renderings & models					
Document reproduction	\$2,000				
Advertising	\$2,000				
AV Consultant	\$6,000				
Interior Design	\$10,000				
Insert Row Here					
Sub TOTAL	\$91,000		1.0349	\$94,176	Escalated to Mid-Design
4) Other Services					
Bid/Construction/Closeout	\$96,724				31% of A/E Basic Services
HVAC Balancing					
Staffing					
On-Site Reps.	\$50,000				
Commisioning	\$10,000				
Testing	\$6,000				
HVAC Balancing	\$10,000				
Insert Row Here					

Sub TOTAL	\$172,724	1.0585	\$182,829	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$23,951			
Other				
Insert Row Here				
Sub TOTAL	\$23,951	1.0585	\$25,352	Escalated to Mid-Const.
CONSULTANT SERVICES TOTAL				
	\$502,965		\$525,161	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Site Work					
G10 - Site Preparation					
G20 - Site Improvements					
G30 - Site Mechanical Utilities					
G40 - Site Electrical Utilities					
G60 - Other Site Construction					
Overall	\$278,000				
Insert Row Here					
Sub TOTAL	\$278,000		1.0461	\$290,816	
2) Related Project Costs					
Offsite Improvements					
City Utilities Relocation					
Parking Mitigation					
Stormwater Retention/Detention					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0461	\$0	
3) Facility Construction					
A10 - Foundations					
A20 - Basement Construction					
B10 - Superstructure					
B20 - Exterior Closure					
B30 - Roofing					
C10 - Interior Construction					
C20 - Stairs					
C30 - Interior Finishes					
D10 - Conveying					
D20 - Plumbing Systems					
D30 - HVAC Systems					
D40 - Fire Protection Systems					
D50 - Electrical Systems					
F10 - Special Construction					
F20 - Selective Demolition					
General Conditions					
Overall	\$2,959,000				\$4,949,826
Insert Row Here					
Sub TOTAL	\$2,959,000		1.0585	\$3,132,102	
4) Maximum Allowable Construction Cost					
MACC Sub TOTAL	\$3,237,000			\$3,422,918	
This Section is Intentionally Left Blank					



7) Construction Contingency			
Allowance for Change Orders	\$161,850		
Other			
Insert Row Here			
Sub TOTAL	\$161,850	1.0585	\$171,319

8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.0585	\$0

Sales Tax			
Sub TOTAL	\$295,700		\$312,699

CONSTRUCTION CONTRACTS TOTAL	\$3,694,550		\$3,906,936
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Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
E10 - Equipment	\$30,000				
E20 - Furnishings	\$160,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	\$190,000		1.0585	\$201,115	
1) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.0585	\$0	
Sales Tax					
Sub TOTAL	\$16,530			\$17,498	
EQUIPMENT TOTAL					
EQUIPMENT TOTAL	\$206,530			\$218,613	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Project Artwork	\$0				0.5% of total project cost for new construction
Higher Ed Artwork	\$24,626				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	\$24,626		NA	\$24,626	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Agency Project Management	\$204,963				
Additional Services					
Other					
Insert Row Here					
PROJECT MANAGEMENT TOTAL	\$204,963		1.0585	\$216,954	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material					
Remediation/Removal					
Historic and Archeological Mitigation					
Plan Review	\$25,000				
M&O Assist	\$30,000				
OTHER COSTS TOTAL	\$55,000		1.0461	\$57,536	

Green cells must be filled in by user

C-100(2020)
Additional Notes

Tab A. Acquisition

Insert Row Here

Tab B. Consultant Services

Insert Row Here

Tab C. Construction Contracts

Insert Row Here

Tab D. Equipment

Insert Row Here

Tab E. Artwork

Insert Row Here

Tab F. Project Management

Insert Row Here

Tab G. Other Costs

Insert Row Here

Appendix B



2019 M. Schmitt

Appendix C

Interior Spaces

Space type	Programming	SF	Occupants	Occupant Assumption	Notes
Community Gathering	Gathering Lobby/public lounge	320	13	20 sf per person	exhibition, visible cultural storage, public message board, comfortable seating
	Gathering Hall	2,000	200	10 sf per person	raised terrace seating at perim., mixed rect. table and stacking chair seating, direct connection to outdoor gathering, fireplace?
	Multipurpose/breakout room	200	13	15 sf per person	rect. table and stacking chair seating
	Locker/changing room (men)	80			sink with mirror
	Locker/changing room (women)	80			sink with mirror
	restroom (men)	180			approx. 4 stalls/3 sinks
	restroom (women)	260			approx. 5 stalls/5 sinks
	Table & Chair Storage	150			rect. table and stacking chair storage
	A/V Storage	80			
Kitchen	500			Commerical kitchen	

Net Assignable Subtotal for Gathering 3,850

Gross Square Footage Subtotal for Gathering 5,198

Space type	Programming	SF	Occupants	Occupant Assumption	Notes
Student Life	Student Lounge	640	32	20 sf per person	lounge seating, mailboxes, vending, family/children area, reading tables, small group work area(s)
	Student Life Lobby	80	5	15 sf per person	private message board, comfortable seating
	Reception Desk	80			
	Staff Office	120			
	Second Office	120			
	Copy Print Fax kitchenette	80			copy, print, fax, office supplies, refer, micro, sink, casework
	Cultural Storage	200			student group regalia, event materials, supplies, etc.

Net Assignable Subtotal for Student Life 1,320

Gross Square Footage Subtotal for Student Life 1,782

Total building area

Net Assignable Total 5,170

Gross Square Footage 6,980

Efficiency factor 1.35 Allows for Mechanical, Electrical, circulation, etc.

Site (Exterior) Spaces

Space type	Site program area	Area (sqft)	No. required/ no. of occupants	Notes
Community Gathering	Large Gathering Area	2,000	150	soft surface for dance; cardinal directions
	Cooking Fire - salmon - clam bake area	500		kitchen adjacency; wood storage/water
	Ceremonial Fire area	500		wood storage/water
	Passenger Drop-Off			1 bus or 2 cars
	Elder Parking			dedicated spaces?
	HC Parking Requirements			minimum grade at stall and level or ramp access to building
	Welcome/Approach access and plaza			pedestrian entry to site, interpretive sculpture/ element to welcome all students
	Cultural Art features?			elements around the site? Along path to campus? By students?
	Water Feature(s)?			pond? other?
Teaching & Learning	Access to Gathering Room/Meeting Room			
	Terraced Seating area (Outdoor Study "Room"?)		seating for 30	Outdoor story telling; quiet, secure
	Medicine Garden?			water/tool storage
	Traditional Use Plants Garden?			area for drying and processing; water/tool storage
	Basket Plants/Wetland/Bioswale			stormwater detention from hard surfaces and roof
Other	Load/Unload parking			(2) 30 min parking spaces; drop-off can be signed for 30 min spaces
	Bike Parking		8 to 10	
	Building Service Parking		2 spaces	
	Waste/Recycling			exterior screened service area; level area close to truck access
Utilities	Connection to Campus telecommunications, power			
	Transformer			
	Irrigation connection			
	Water Main			
	Sanitary Sewer			

Appendix D

Availability of Space/Campus Utilization Template

2020 Four-year Higher Education Scoring Process

Required for all categories except Infrastructure and Acquisition.

Project Name:	Coast Salish Longhouse		
Institution:	Western Washington University		
Campus Location:	Bellingham		
Identify the average number of hours per week each (a) classroom seat and (b) classroom lab is expected to be utilized in Fall 2018 on the proposed project's campus. Please fill in the green shaded cells for the campus where the project is located.			
(a) General University Classroom Utilization		(b) General University Lab Utilization	
Fall 2019 Weekly Contact Hours	172,305	Fall 2019 Weekly Contact Hours	38,163
Multiply by % FTE Increase Budgeted	0.00%	Multiply by % FTE Increase Budgeted	0.00%
Expected Fall 2020 Contact Hours	172,305	Expected Fall 2020 Contact Hours	38,163
Expected Fall 2020 Classroom Seats	7,476	Expected Fall 2020 Class Lab Seats	2,368
Expected Hours per Week Utilization	23.0	Expected Hours per Week Utilization	16.1
HECB GUC Utilization Standard	22.0	HECB GUL Utilization Standard	16.0
Difference in Utilization Standard	5%	Difference in Utilization Standard	1%
If the campus does not meet the 22 hours per classroom seat and/or the 16 hours per class lab HECB utilization standards, describe any institutional plans for achieving that level of utilization.			

Appendix E

Program Related Space Allocation Template

Assignable Square Feet

Required for all Growth, Renovation and Replacement proposals.

Institution:

Western Washington University

Campus location:

Bellingham

Project name:

Longhouse

Input the assignable square feet for the proposed project under the applicable space types below:

Type of Space	Points	Assignable Square Feet	Percentage of total	Score [Points x Percentage]
Instructional space (classroom, laboratories)	10		0.00	0.00
Research space	2		0.00	0.00
Office space	4		0.00	0.00
Library and study collaborative space	10	7,000	100.00	10.00
Other non-residential space	8		0.00	0.00
Support and physical plant space	6		0.00	0.00
Total		7,000	100.0	10.00